

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	260543
Site Address:	11 Chackfield Drive, Winnersh, Wokingham, RG41 5PH
Expiry Date:	21 May 2026
Site Visit Date:	23 April 2026
Proposal: Householder application for proposed erection of two storey front extension, garage conversion including changes to fenestration.	

PLANNING POLICY

National Policy	National Planning Policy Framework (NPPF) National Planning Policy Guidance (NPPG)
Core Strategy (CS)	CP1 – Sustainable Development CP2 – Inclusive Communities CP3 – General Principles for Development
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC02 – Development Limits
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY

Application No.	Description	Decision & Date
N/A	N/A	N/A

CONSULTATION RESPONSES

Internal

WBC Digital Solutions Scanning- No Comments Received
WBC Ecology Newts- No Comments
WBC Ecology- No comments Received

External

None Consulted

REPRESENTATIONS

Parish/Town Council	No Objections
Ward Member(s)	No comments received

Neighbours	‘A condition should restrict construction hours to 08:00–17:30 Monday to Friday, 09:00–13:00 on Saturdays, with no working on Sundays or Bank/Public Holidays’. Officer's Comment: Construction noise/disturbance during development could potentially be deemed a material planning consideration. However, due to the relatively limited scale of works proposed, it would not be reasonable to impose such a condition. Any excessive noise or disruption during construction is could be dealt with under Environmental Health legislation and any adverse noise or disturbance can be reported to the Council's ASB Team.
------------	--

APPRAISAL

Site Description:

The application relates to a detached dwelling at 11 Chackfield Drive located within the defined settlement of Winnersh. The property is situated within an established residential area characterised by suburban housing and well-defined residential plots.

Proposal Description:

The proposal seeks planning permission for the erection of a two-storey front extension, the conversion of the existing garage, and associated alterations to the fenestration. These alterations include the replacement of the existing garage door with a window on the front elevation, the addition of a door on the side elevation, and the installation of double doors on the rear elevation.

The proposed extension would be set down and set back from the existing front frontage, thereby appearing subordinate to the host dwelling. The extension would measure approximately 1.4m in width and 2.9m in depth, with a maximum height of 5.7m. The overall height of the dwelling would remain approximately 7m.

Principle of Development: The National Planning Policy Framework has an underlying presumption in favour of sustainable development which is carried through to the local Development Plan. The Managing Development Delivery Local Plan Policy CC01 states that planning applications that accord with the policies in the Development Plan for Wokingham Borough will be approved without delay, unless material considerations indicate otherwise.

The site is located within settlement limits and as such the development should be acceptable providing that it complies with the principles stated in the Core Strategy. Policy CP3 of the Core Strategy states that development must be appropriate in terms of its scale of activity, mass, layout, built form, height, materials and character to the area in which it is located and must be of high quality design without detriment to the amenities of adjoining land uses and occupiers.

Character of the Area:

CP1 of the Core Strategy states that the proposed external alterations should maintain the high quality of the environment.

CP3 of the Core Strategy states that the proposed external alterations should be of appropriate scale, mass, bulk, height, materials and of high-quality design.

The surrounding dwellings are predominantly detached residential properties set within generous plots, with layouts that do not follow a consistent or uniform building line.

The proposed two-storey extension will provide an enlarged dining/kitchen area and utility room at ground floor level. At first floor level, it will enlarge the existing third bedroom. The extension will largely fill the existing gap to the side of the dwelling, resulting in minimal visual impact and remaining in keeping with the character of the area.

The Borough Design Guide SPD generally discourages large front extensions; however, the overriding consideration in all cases is the impact on the street scene and local character. The SPD further states that front extensions are generally only acceptable where the building is set well back from the street frontage within a large plot and should generally be no more than one storey in height.

In this instance, the proposed two-storey element would not project beyond the existing gable projection but would instead be set back by 0.53m from the prevailing principal building line and designed to reflect the character and appearance of the existing dwelling.

While it is a large front extension, the proposal would still appear as a subservient addition to the host dwelling given it would be smaller in scale than the existing main front facing gable at the property. Moreover, it would also retain the existing gap between the main dwelling and its side boundaries and retain a significant separation distance from the street frontage of approximately 9.3m.

Due to the proposal being set in away from the side boundaries of the plot, it thereby prevents a 'terracing effect' and preserving the spacious character of the plot and immediate street scene, in accordance with BDG guidance. It also ensures minimal impact to parking and amenity space. Additionally, the materials are planned to match the existing to ensure visual continuity.

As such, the proposal is considered acceptable in terms of scale, design, and materials, and is in accordance with Policy CP3 of the Core Strategy and the Wokingham Borough Design Guide.

Neighbouring Amenity:

CP3 of the Core Strategy requires new development to be constructed without detriment to neighbouring amenity.

Overlooking:

The dwelling already has an existing first-floor window, which will be brought forward as part of the two-storey extension. This will continue to provide comparable views over

the street scene. The window is effectively being repositioned higher within the roof slope, maintaining the existing outlook.

The window on the garage conversion is single storey in height, and given the separation distance, no concerns are raised in relation to overlooking or loss of privacy.

According to the BDG, a minimum front-to-front separation distance of 10 metres is required. The proposed development achieves a separation distance of 19.60 metres to the opposite dwelling. Given this distance, along with the orientation of the neighbouring property, overlooking is not considered an issue, and the proposal fully complies with BDG guidelines.

Loss of Light and Overbearing:

The proposed front extension would project beyond the principal (front) elevation of No. 12 Chackfield Drive; however, this relationship arises primarily due to the existing orientation of the dwellings. Importantly, the existing flank-to-flank separation distance of over 11m would be retained, and the proposed two-storey extension would be set in from both side boundaries by more than 2m.

Accordingly, the proposal would not result in any unacceptable loss of light or overbearing impact to either adjacent neighbouring property.

Highway Access and Parking Provision:

The proposed development will not affect highway access. The submitted proposed floor plan confirms that there is no increase in the number of habitable rooms; therefore, the existing parking provision remains appropriate for the dwelling.

Amenity Space:

Due to the generous size of the plot, the proposal would retain the majority of the existing garden area, and as the development relates to a side extension, sufficient private amenity space would remain. The proposal would therefore comply with the requirements (R16) of the Borough Design Guide in respect of private amenity space.

Flooding and Drainage:

The site is also located within Flood Zone 1 and is at low risk of surface water flooding. As the proposed development is at a modest scale, no concerns are raised in this regard.

Landscape and Trees:

There are no anticipated impacts on existing vegetation.

Ecology:

The site is located within an area considered suitable for bat roosting. Based on the daylight assessment undertaken, no evidence of bats was identified. However, in the unlikely event that bats or signs of bat activity are encountered during the works, all work must cease immediately, and ecological advice sought before proceeding. No further bat surveys are considered necessary in relation to the current proposals, and no comments were received from WBC Ecology

As the site lies within a Great Crested Newt (GCN) area, WBC Ecology was consulted. However, no concerns were raised by Ecology in this regard.

Conclusion:

For all the above, the proposal is acceptable, and the application is recommended for approval.

Community Infrastructure Levy (CIL): When planning permission is granted for a development that is CIL liable, the Council will issue a liability notice as soon as practicable after the day on which the planning permission first permits development. Completing the assumption of liability notice is a statutory requirement to be completed for all CIL liable applications.

The Public Sector Equality Duty (Equality Act 2010): In determining this application the Council is required to have due regard to its obligations under the Equality Act 2010. The key equalities protected characteristics include age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex or sexual orientation. There is no indication or evidence (including from consultation on the application) that persons with protected characteristics as identified by the Act have or will have different needs, experiences, issues and priorities in relation to this particular planning application and there would be no significant adverse impacts as a result of the development.

RECOMMENDATION

Conditions agreed:	Not required
Recommendation:	Approval
Date:	11 May 2026
Earliest date for decision:	15 April 2026

Recommendation agreed by: (Authorised Officer)	
Date:	21/05/26

PLANNING CONSTRAINTS/STATUS

Risk of flooding surface water

Bat roost suitability

Great Crested Newts- Amber